

# 141 Templepatrick Road, Ballyclare, BT39 9RW



## PRICE Offers Over £495,000

*Positioned on a superb mature site extending to circa 1.5 acres. This beautifully maintained attractive Three storey period Farmhouse has been restored by the present vendors creating a fabulous family home with an adaptable living layout over 3 floors. The accommodation briefly comprises 4 bedrooms, spacious lounge, luxury open plan kitchen with living / dining aspect, deluxe modern ensuite, deluxe family bathroom and on the basement level there is a games room, separate kitchen / utility area, luggage room plus a 'hidden room' that is accessed via the boot room area. Externally there is an extensive parking forecourt the gardens are laid in lawn with an adjoining grass paddock. To the rear there is a private walled courtyard with a twin bay stable block and a huge workshop with separate access that suits a variety of business uses. Perfectly situated in the heart of the countryside with direct frontage onto the Templepatrick road Belfast city centre is within a 15 minute commute. A perfect property for those purchasers searching for a home in the country with excellent road links and the potential to work from home. An early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Attractive Period Three Storey Farmhouse**
  - **4 Bedrooms**
  - **2+ Receptions**
- **Superb Mature Site Extending To Circa 1.5 Acres**
- **Luxury Open Plan Kitchen With Living/ Dining Aspect**
- **Deluxe En Suite Bathroom / Deluxe Victorian Style Family Bathroom**
- **Basement Level With Games Room/ Luggage Room /Kitchen Utility Area / Hidden Room**
- **Extensive Parking Forecourt / Grass Paddock**
- **Walled Inner Courtyard With Twin Stable Block**
- **Large Workshop At Rear (76'6" X 19'3") With Separate Access**



## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### ENTRANCE PORCH

Tile floor. Entrance door with coloured leaded glass inset and matching side screens into:-

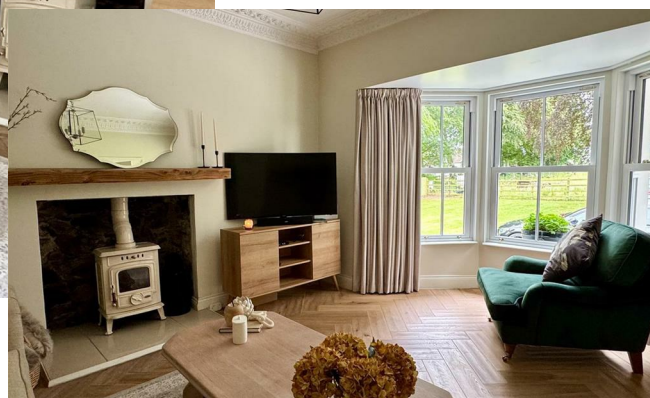
#### SPACIOUS RECEPTION STYLE HALL 16'0" x 7'0"

Approximately. Feature half panelled painted walls.



#### LOUNGE 16'7" x 12'8"

Including bay window. Views over gardens and paddock. Inglenook style fireplace with Henley cast iron multi fuel stove on tiled hearth. Herringbone Exposed solid wood flooring. Feature painted panelled accent walls. Ornate corniced ceiling and matching ceiling rose.



## BEDROOM 4/ GUEST BEDROOM 12'8" x 9'4"

Corniced ceiling with matching ceiling rose. Suitable for family room if required.



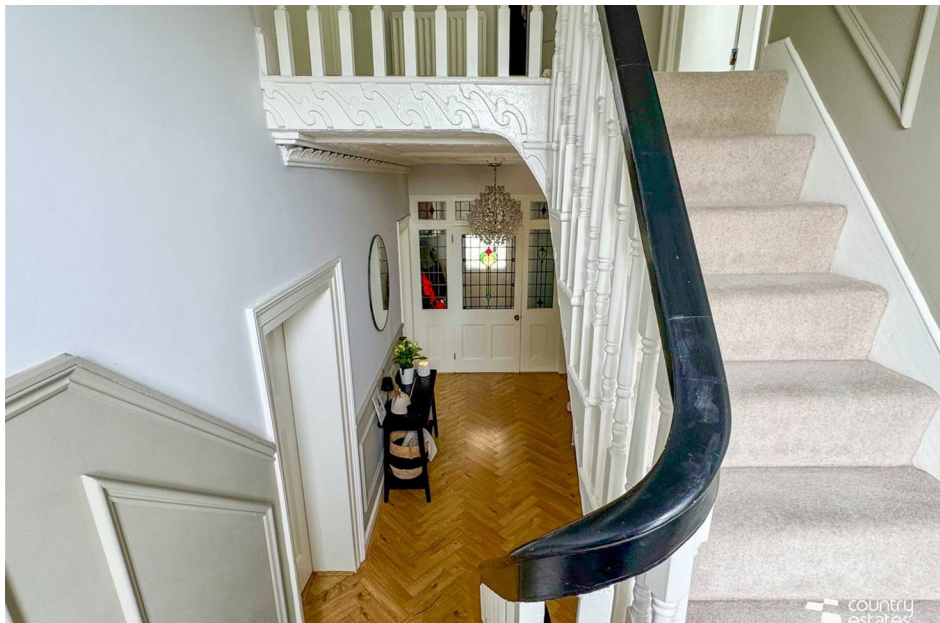
## OPEN PLAN LUXURY KITCHEN/ LIVING/ DINING ASPECT 26'8" x 12'8"

Into bay window views over courtyard gardens and paddock . Equipped with a comprehensive range of high and low level shaker style quality fitted units in contrasting wild sage & ivory colours with granite work services FRANKE by Villery & Bosch Jawbox style sink with Swan neck mixer tap. Fixed centre island with fitted drawers and pull out storage bays. 'Stoves' range style cooker in bespoke fitted canopy. 3/4 height twin larder style cupboard. Inglenook style fireplace with multi fuel cast-iron stove on the granite hearth. Polished porcelain tile floor.



## FIRST FLOOR

### GALLERY STYLE LANDING



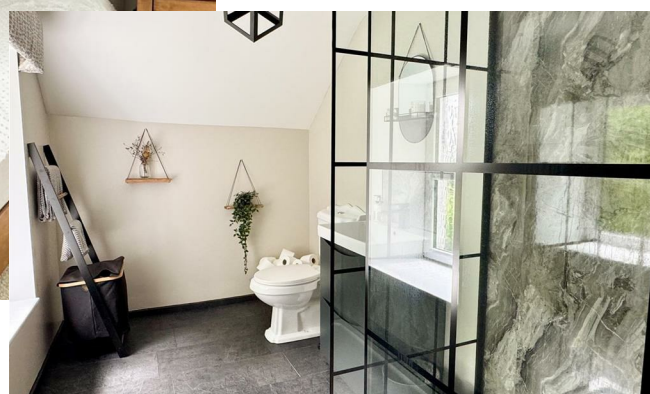
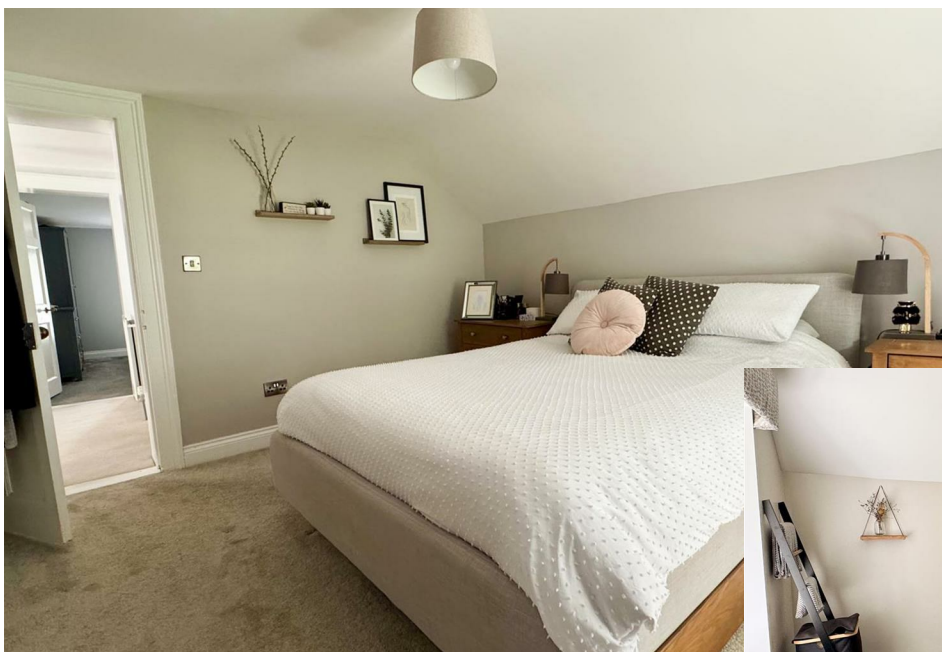
### LARGE WALK IN WARDROBE 7'6" x 6'4"

Bespoke fitted with an extensive range of integrated hanging space, open shelving and fixed drawers.

### BEDROOM 1 12'7" x 11'6"

### LUXURY CONTEMPORARY STYLE ENSUITE

Comprising button flush w.c, modern vanity unit in graphite grey finish with monobloc tap and large open enclosure with full height twin glass screens. Colour coded drench style shower and hand shower attachment.



### BEDROOM 2 12'6" x 11'7"

### BEDROOM 3 12'6" x 11'3"

Quality white washed effect laminate plank flooring.

## LUXURY VICTORIAN STYLE FAMILY BATHROOM

Comprising button flush w.c, wall hung sink, freestanding roll top ball and claw bath with telephone shower attachment. Fixed corner window seat with under storage. FAKRO skylight and window. Views over the surrounding countryside.



## LOWER BASEMENT LEVEL

### OPEN BOOT ROOM AREA

Patterned tiled floor. Feature panelled wall and fixed benches. Concealed Door into hidden room. External door to courtyard.

### HIDDEN ROOM 8'8" x 5'9"

Herringbone style wood effect tile floor. Power and light. Perfect for Home office/ studio etc. Presently used as treatment room.



## CLOAKROOM

Comprising button flush w.c.

## GAMES ROOM/ GYM 15'8" x 12'0"

Perfect space for a variety of uses.

## **KITCHEN/ UTILITY AREA 15'8" x 12'4"**

Approximately. Fitted with a range of high and low level grey coloured modern units with contrasting quality work surfaces. Inlaid Jaw box style sink with Swan neck lever tap. Integrated fridge freezer. Twin integrated washing machines. Tile floor. Service door to:-

## **LUGGAGE ROOM 12'8" x 7'3"**

Approximately. Tiled floor.



## **OUTSIDE**

Accessed via long sweeping driveway with parking forecourt suitable for a high number of vehicles. Gardens laid in lawn to front and side stocked with a variety of trees. Front fenced adjoining grass paddock. Driveway to side leading to detached workshop at rear. Access into inner walled courtyard.

## **ENCLOSED WALLED COURTYARD 40'0" x 55'0"**

Approximately. Covered area a perfect space for family barbecues and evening entertaining.



## TWIN BAY STABLE BLOCK 16'7" x 9'2" (x2)

Approximately. Perfect for a variety of uses.

## LARGE WORKSHOP 19'3" x 76'6"

At max. Overall full height. Roller shutter door. Power and light. Suited for a number of business opportunities.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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 Fiona.hannah@themortgageshop.net

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